



Paradise Town Advisory Board

NOTICE OF PUBLIC MEETING

AGENDA

Date: Tuesday June 30, 2015

Time: 7:00 P. M.

Location: Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

POSTING LOCATIONS:

Paradise Community Center; 4775 S. McLeod
Clark County Library – 1401 E. Flamingo Road
Sunset Park - 2601 E. Sunset Road
Fire Station 38 - 1755 Silver Hawk Ave
Maureen Helm - Secretary – (702) 606-0747

BOARD MEMBERS:

John S. Williams - Chair
Robert Orgill- Vice Chair
Susan Philipp
Bart Donovan
Roger Smith

Internet Address: WWW.CLARKCOUNTYNV.GOV

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Procedures & Conduct
 - a. Conformance with the Open Meeting Law
 - b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
 - c. Meeting Guidelines
 - d. County Staff Introductions, Announcements & Presentations:
- V. Regular Business
 - a. Approval of Agenda for June 30, 2015 - including any deletions or corrections
 - b. Approval of Minutes of June 9, 2015.
- VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- VII. PLANNING & ZONING Action to be taken on the following applications:

BOARD OF COUNTY COMMISSIONERS
STEVE SISOLAK, Chair • LAWRENCE L. BROWN, III, Vice-Chair
SUSAN BRAGER • TOM COLLINS • CHRIS GIUNCHIGLIANI • MARY BETH SCOW • LAWRENCE WEEKLY
DON BURNETTE, County Manager

1. **UC-0335-15 – GARCIA, MANUEL, ET AL: (5653 S. Mojave Rd.)**
USE PERMITS for the following: **1)** day care facility; and **2)** allow an accessory structure that is not architecturally compatible with the principal building (residence).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a daycare not adjacent to, and accessed from, a collector or arterial street; **2)** trash enclosure; **3)** allow tandem/non-standard parking spaces; **4)** landscaping; **5)** reduce the side setback; and **6)** reduce the separation between structures in conjunction with a single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Mojave Road, 200 feet north of Russell Road within Paradise. MBS/jt/ml (For possible action)
PC 7/21/15
2. **UC-0342-15 – AJ SPRING MOUNTAIN, LLC: (4340 Spring Mountain Rd.)**
USE PERMITS for the following: **1)** restaurant; and **2)** on-premises consumption of alcohol.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
WAIVER OF CONDITIONS of a use permit (UC-0196-14) requiring per revised plans on file.
DESIGN REVIEW for a restaurant on 1.2 acres in an M-1 (Light Manufacturing) Zone in the Asian Design and MUD-2 Overlay Districts. Generally located on the north side of Spring Mountain Road, 500 feet west of Wynn Road within Paradise. SB/gc/ml (For possible action)
PC 7/21/15
3. **UC-0350-15 – VEGAS VENTURES, LLC: (4020 W. Ali Baba Lane)**
USE PERMIT for a minor training facility (weight lifting) on a portion of 6.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Reno Avenue and the east side of Rousso Road within Paradise. SS/jvm/ml (For possible action)
PC 7/21/15
4. **WS-0300-15 – DMH COMMERCIAL PROPERTIES, LLC, ET AL: (3652 Procyon St.)**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; and **2)** reduced access gates setback.
DESIGN REVIEWS for the following: **1)** office/warehouse building; and **2)** site redesign on 2.2 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the east side of Procyon Street and the north side of Twain Avenue within Paradise. SB/dg/ml (For possible action)
PC 7/21/15
5. **DR-0367-15 – FORD RANCH, LLC: (5626 S. Sandhill Rd.)**
DESIGN REVIEWS for the following: **1)** a single family residential subdivision; and **2)** increase the finish grade for lots within a single family residential subdivision on a 10.7 acre portion of 15.9 acres in an R-E (Rural Estates Residential) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the northeast corner of Sandhill Road and Russell Road within Paradise. MBS/al/ml (For possible action)
BCC 7/22/15
6. **TM-0108-15 - FORD RANCH, LLC: (5626 S. Sandhill Rd.)**
TENTATIVE MAP consisting of 15 single family residential lots and common lots on a 10.7 acre portion of 15.9 acres in an R-E (Rural Estates Residential) Zone in the Russell Road Transition Corridor Overlay District. Generally located on the northeast corner of Sandhill Road and Russell Road within Paradise. MBS/al/ml (For possible action)
BCC 7/22/15
7. **UC-0345-15 – RIDGES PROPERTIES, LLC: (2625 E. Desert Inn Rd.)**
USE PERMIT to allow a financial services, specified (vehicle title loan) business.
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a financial services, specified (vehicle title loan) business to a residential use on 0.5 acres in a C-1 (Local Business) Zone. Generally located on the southeast corner of Desert Inn Road and Topaz Street within Paradise. CG/jt/ml (For possible action)
BCC 7/22/15

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8. **UC-0351-15 – COUNTY OF CLARK (AVIATION): (700 E. Tropicana Ave.)**
USE PERMIT for a truck staging area in conjunction with an existing parking lot on 16.2 acres in a P-F (Public Facility) (AE-65 & AE-70) (AE-RPZ) Zone. Generally located on the northeast corner of Tropicana Avenue and Paradise Road within Paradise. MBS/gc/ml (For possible action) **BCC 7/22/15**
9. **UC-0361-15 – SID 52, LLC: (W. side Kelch Dr.)**
USE PERMITS for the following: 1) increase building height; and 2) restaurant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced on-site parking; and 2) permit encroachment into airspace.
DESIGN REVIEWS for the following: 1) hotel; and 2) restaurant on 5.5 acres in H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone with a portion of the site in the MUD-2 Overlay District. Generally located 550 feet north of Tropicana Avenue on the west side of Kelch Drive, and 2,000 feet west of Paradise Road within Paradise. MBS/dg/ml (For possible action) **BCC 7/22/15**
10. **DR-0362-15 – VICTORIA PARTNERS, ET AL: (3770 S. Las Vegas Blvd.)**
DESIGN REVIEW for modifications to the Monte Carlo Resort Hotel including the demolition of the existing theatre/concert hall and construction of a new theatre/concert hall and a tenant space for restaurant or retail uses on 20.8 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in an MUD-1 Overlay District. Generally located on the north side of Park Avenue (private street) and the west side of Las Vegas Boulevard South within Paradise. MBS/al/ml (For possible action) **BCC 7/22/15**
11. **DR-0347-15 – MGM GRAND HOTEL, LLC: (3799 S. Las Vegas Blvd.)**
DESIGN REVIEWS for the following: 1) lighting; and 2) an amendment to a comprehensive sign package to permit additional freestanding signs, wall signs, animated signs, and directional signs for a recreational facility (golf driving range) in conjunction with a resort hotel (MGM Grand).
WAIVERS OF CONDITIONS of a use permit (UC-0849-14) for a recreational facility (golf driving range) to waive the following: 1) raise mesh fence height to 180 feet; and 2) mesh safety fence to be constructed of a non-transparent material on a portion of 102.7 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. MBS/al/ml (For possible action) **BCC 7/8/15**

VIII. Correspondence:

IX. General Business: Items for discussion:
a. **Discuss Sign Code Re-write**

X. Public Input – Community Concerns (Issues or concerns within the community) Comments by the General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda. Comments will be limited to 3 minutes.

XI. NEXT MEETING: **July 14, 2015**

XII. ADJOURNMENT:

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